$974,999 - 2 Hamilton Drive, Guelph/eramosa

MLS® #X12307189

$974,999
5 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Rural Guelph/Eramosa East, Guelph/eramosa, Ontario

Welcome to 2 Hamilton Drive! This gorgeous raised bungalow is located just minutes from Guelph in one of the most quiet and coveted communities. This fantastic forever home is perfect for multigenerational living, features 5 Bedrooms (3 up 2 down), 2 full Bathrooms, 2 kitchens and a separate entrance to the lower level and over 3200 square feet of living space. The Main floor also features an adorable breakfast bar area, and an addition off the dining room that leads out to the backyard deck. Perfect for an office or den. The incredible and meticulously cared for landscaped lot is also a true gem. Just outside your front door, you are greeted by huge cherry tress, hydranges, evergreens, and the back yard is also over flowing with gorgeous foliage. This is the perfect home for someone who loves to garden and grow their own food. The Septic system was completely replaced in 2018, the metal roof was replaced in 2015 and comes with a transferrable 50 year warranty. Most windows in the property were replaced in 2017 as well. Do not miss out on this property, it won't last long, the current owners have created the most beautiful and abundant landscaped property ready for its new family. (id:6289)

Essential Information

Listing #	X12307189

Price	$974,999
Bedrooms	5
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	2 Hamilton Drive
Subdivision	Rural Guelph/Eramosa East
City	Guelph/eramosa
Province	Ontario
Postal Code	N1E0N9

Amenities

Parking Spaces	8
Parking	No Garage

Interior

Appliances	Central Vacuum
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
Lot Description	60.1 x 171.4 FT|under 1/2 acre
Foundation	Poured Concrete

Listing Details

Listing Office	Coldwell Banker Neumann Real Estate

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 16th, 2025 at 12:01am PDT